

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

72 ALFORD AVENUE EILDON VIC 3713

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$950,000

 or range between

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 &

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Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

 Property type

House

 Suburb

Eildon

Period-from

01 Apr 2025

 to

31 Mar 2026

 Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
17 MARR COURT EILDON VIC 3713	\$1,000,000	02-Dec-25
102 ALFORD AVENUE EILDON VIC 3713	\$760,000	06-Jan-25
39 SKYLINE ROAD EILDON VIC 3713	\$1,100,000	20-Jul-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 22 April 2026

**17 MARR COURT EILDON VIC 3713** Sold Price **\$1,000,000** Sold Date **02-Dec-25**

3 2 5

Distance **2.72km****102 ALFORD AVENUE EILDON VIC 3713** Sold Price **\$760,000** Sold Date **06-Jan-25**

3 1 6

Distance **0.45km****39 SKYLINE ROAD EILDON VIC 3713** Sold Price **\$1,100,000** Sold Date **20-Jul-25**

3 2 4

Distance **1.16km**

RS = Recent sale UN = Undisclosed Sale

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